



18 Octavian Road, Dunstable, LU5 6GR

Situated within an attractive and contemporary development, this beautifully presented two-bedroom apartment offers an excellent opportunity for first-time buyers, investors or those looking to downsize.

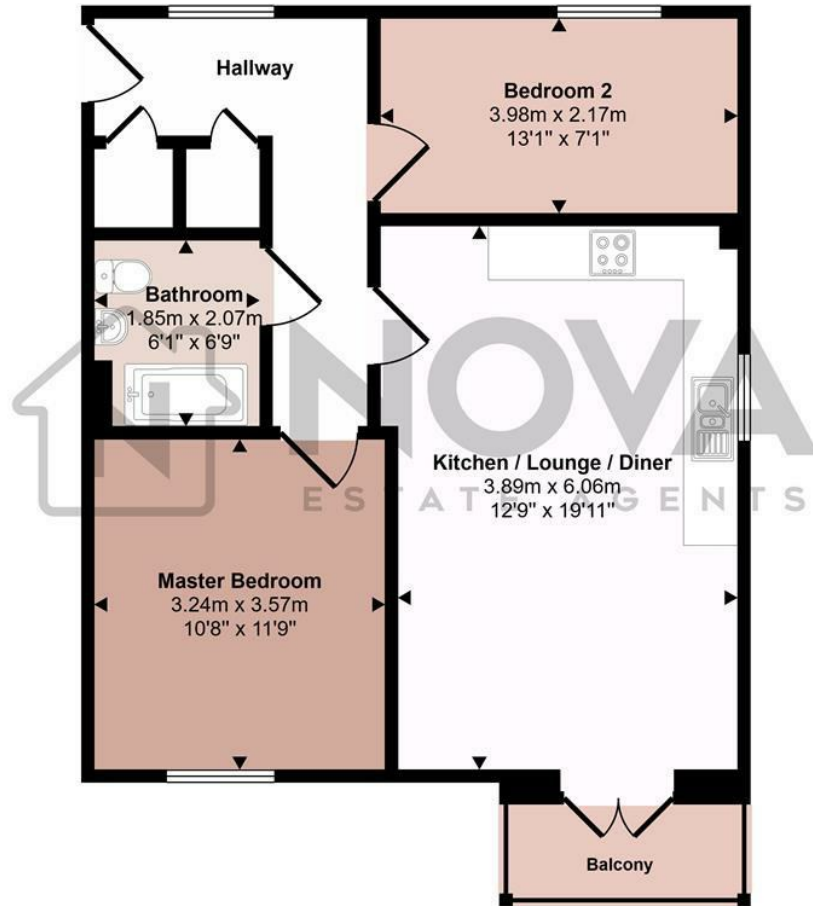
Internally, the apartment is presented in excellent condition throughout and features two generous double bedrooms, providing comfortable accommodation for a variety of buyers. The standout feature is the impressive open-plan kitchen/dining area, offering ample space for cooking, dining and entertaining, with direct access to a private balcony – the perfect place to enjoy a morning coffee or unwind in the evening.

One of the property's key attractions is its pleasant outlook across the nearby retail park, placing a supermarket, coffee shop and a selection of restaurants just a short stroll away, making day to day living both convenient and enjoyable.

- Nova Estate Agents
- Large Kitchen/Diner
- Two Double Bedrooms
- Allocated Parking
- Press Play Button For 360° Walkaround Tour
- Still Under Warranty
- Balcony
- Chain Free!

£235,000

Approx Gross Internal Area
60 sq m / 650 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	